



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Consider Planning Commission recommendation that the City Council approve the Building Permit **Allocation** Schedule for 1992

MEETING DATE: November **18**, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider Planning Commission's recommendation that the City Council approve the Building Permit Allocation Schedule for 1992,

BACKGROUND INFORMATION: At a Special Session on Monday, October 19, 1992 the Planning Commission recommended that the City Council adopt the 1992 Building Permit Allocation Schedule as presented with the attached material. These allocations recommended only single-family (i.e. low density) because no requests were received for medium or high density allocations. The Growth Management System carries the unallocated units forward to future years.

Since the City received requests for more allocations than were permitted (i.e. 462 requests and 259 allocations) the following should be noted.

1. The units requested in Century Meadows I are in Phase II of development.
2. Richards Ranch is not in the City and is not adjacent to a City limits line.
3. The Planning Commission's recommendation is based strictly on the point system. Century Meadows II and III received no allocation because the 259 units were gone before these projects were reached. However, they will be eligible in 1993 because Johnson Ranch II and Morimoto-Neuharth are completely allocated which accounts for 90 additional units.

FUNDING: None required

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

APPROVED— /

THOMAS A PETERSON



recycled paper

# City of Lodi Residential Growth Management Schedute

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	54,250	1,085	Est. 2.664	407	265	41	102
Jan-94	55,335	1,107	Est. 2.664	416	270	42	104
Jan-95	56,442	1,129	Est. 2.664	424	276	42	106
Jan-96	57,571	1,151	Est. 2.664	432	281	43	108
Jan-97	58,722	1,174	Est. 2.664	441	287	44	110
Jan-98	59,896	1,198	Est. 2.664	450	293	45	113
Jan-99	61,094	1,222	Est. 2.664	459	298	46	115
Jan-00	62,316	1,246	Est. 2.664	468	304	47	117
Jan-01	63,562	1,271	Est. 2.664	477	310	48	119
Jan-02	64,833	1,297	Est. 2.664	487	317	49	122
Jan-03	66,130	1,323	Est. 2.664	497	323	50	124
Jan-04	67,453	1,349	Est. 2.664	506	329	51	127
Jan-05	68,802	1,376	Est. 2.664	517	336	52	129
Jan-06	70,178	1,404	Est. 2.664	527	343	53	132
Jan-07	71,582	1,432	Est. 2.664	538	350	54	135
Totals:		22,949	N/A	8,649	5,622	865	2,162

\*\* Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89  
Jan '89 and '90 population numbers and persons per household per State Department of Finance.

# Development Plan Scoring Summary

PROJECT	CRITERIA														TOTALS
	Agricultural Land Conflicts (Adjacency)	On-site Agricultural Land Mitigation (Buffer)	General Location (Priority Area)	Relationship to Existing Development	Relationship to Public Services (Wastewater)	Relationship to Public Services (Water)	Relationship to Public Services (Drainage)	Promotion of Open Space (Percentage)	Traffic (Street Improvements)	Housing (Affordability)	Site Plan and Project Design	Schools (Proximity)	Fire Protection (Proximity)		
	A	B	C	D1	D2	D3	D4	E**	F	G	H*	I	J		
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	30	5	284	
MORIMOTO/NEUHARTH	7	0	200	7	10	10	10	0	10	0	0	20	10	284	
JOHNSON RANCH 2	5	0	200	5	10	8	10	0	10	0	0	20	10	278	
CENTURY MEADOWS 4	3	5	200	3	10	8	4	0	10	0	0	25	10	278	
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	25	0	275	
CENTURY MEADCWS 2	3	c	200	3	10	8	4	0	10	0	0	25	10	273	
CENTURY MEADOWS 3	3	c	200	3	10	8	4	0	10	0	0	25	10	273	
RICHARD'S RANCH	0	C	200	0	0	0	0	0	0	0	0	20	10	230	
CENTURY MEADOWS 1*	7	c	100	3	10	8	4	0	13	0	0	25	10	180	

# **PLANNING COMMISSION RECOMMEND 3 BUILDING PERMIT ALLOCATION SCHEDULE 1992**

**TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1992 = 399**

**SINGLE FAMILY 65% = 259 UNITS**

<i>PROJECT</i>	MAPPED UNITS # SUBMITTED	ALLOCATIONS RECEIVED '89-'91	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1992	RECOMMENDED ALLOC. 1992
LODI WEST	0	80	204	80	80
MORIMOTO/NEUHARTH	0	19	46	46	46
JOHNSON RANCH 2	65	129	44	44	44
CENTURY MEADOWS 4	0	87	33	33	33
TOWNE RANCH	54	107	293	62	56
CENTURY MEADOWS 2	0	76	86	29	0
CENTURY MEADOWS 3	25	73	128	29	0
RICHARD'S RANCH	0	0	77	77	0
CENTURY MEADOWS 1*	0	48	153	62	0
	144	619	1,064	462	259

\* ALLOCATIONS REQUESTED FOR PRIORITY AREA TWO.

**MEDIUM DENSITY 10% = 40 UNITS**

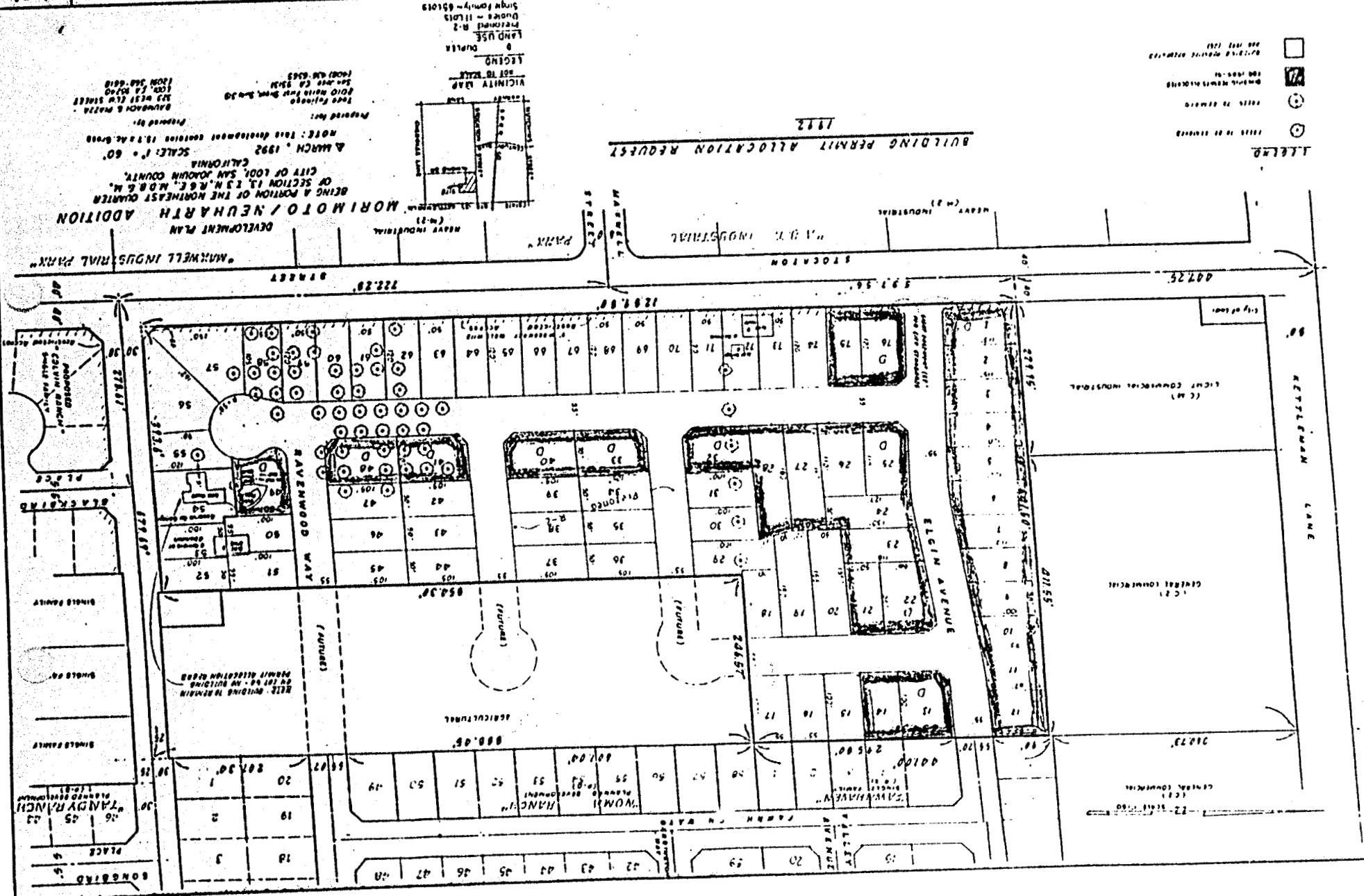
No projects have requested any of the 40 allocations for medium density units.

There are 12 allocations remaining from the 1991 allocation year, giving the City a total of 52 medium density units to allocate for 1992.

**HIGH DENSITY 25% = 100 UNITS**

No projects have requested any of the 100 allocations for high density units.

There are 56 allocations remaining from 1990 and 101 allocations remaining from 1991, giving the City a total of 257 allocations for 1992.



VICINITY MAP

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8. All improvements to be installed to City of Los Angeles and specifications.
9. Water supply, City of Los.
10. Street disposal, City of Los.
11. Storm drainage, City of Los.
12. All structures to be sturdy.

**NOTE: UNIT 1 - 129 LOTS WITH  
SEWER ALLOCATION  
FROM 1989 - 1991.**

**UNIT 2 - 44 LOTS WITH  
PROPOSED 1992 SEWER  
ALLOCATION.**

ORDERED BY :  
SHEET NUMBER

RECEIVED  
JAN 10 1968

**THOMPSON·HYSELL  
ENGINEERS**

3510 11TH STREET, MODESTO, CA 95354

800-811-1000

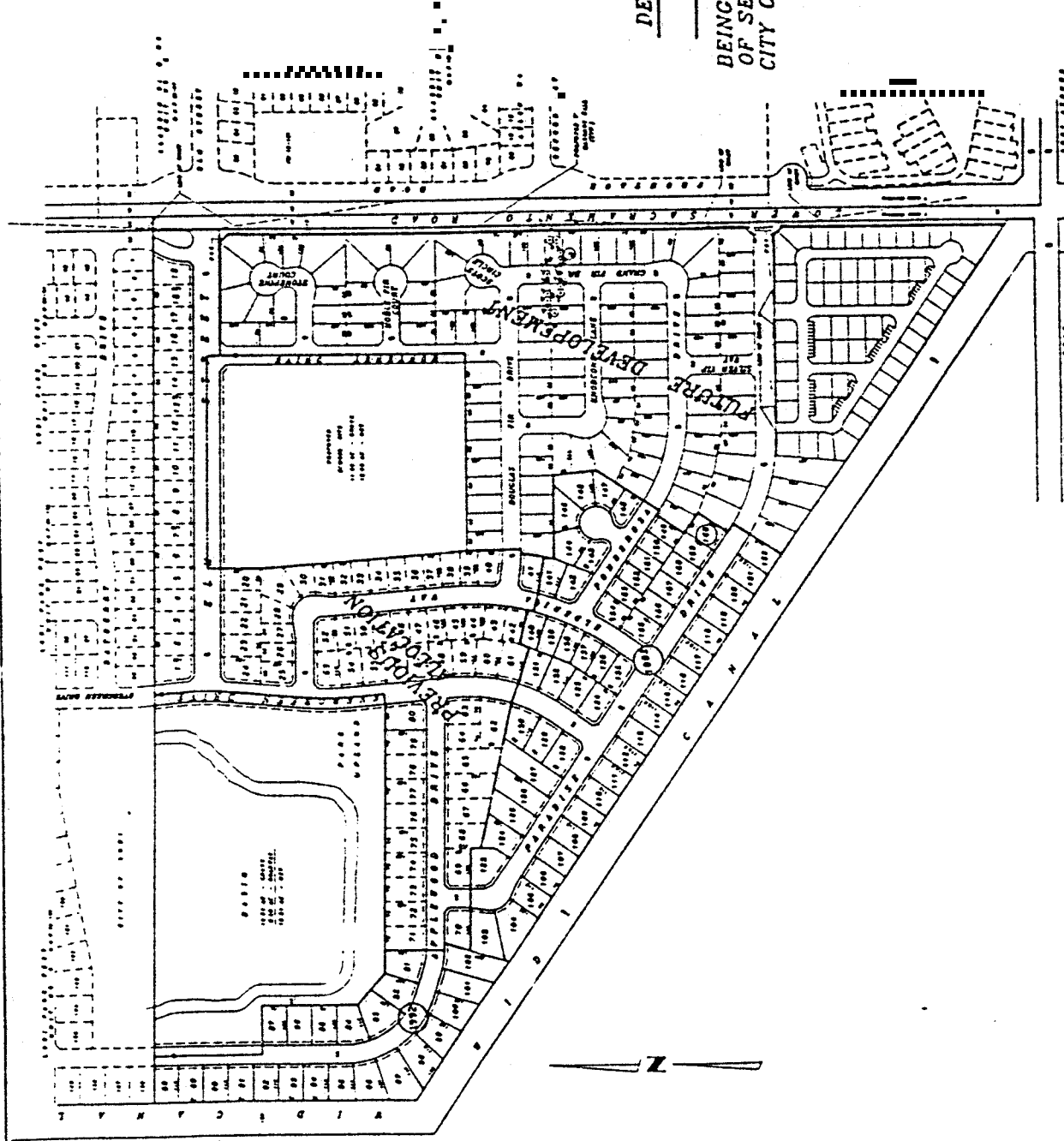
VESTING TENTATIVE SUBDIVISION MAP

JOHNSON RANCH UNIT NO. 2

A SUBDIVISION OF A PORTION OF THE SOUTHEAST  
QUARTER OF SECTION 11 T W R 8 E. MONROE CO. MO.

PLA80 7/13

.....



SITE ADDRESS: 16891 N. LOWER SACRAMENTO RD.  
 LODI, CA. 93248  
 APN: 029-030-33

PROPOSED PHASING & LAND USE  
 PREVIOUSLY ALLOCATED (1988,90,91) - 80 UNITS  
 1992 REQUESTED ALLOCATION - 80 UNITS  
 FUTURE DEVELOPMENT: 120 LOW DENSITY UNITS  
 67 MED. DENSITY UNITS

NOTES:  
 1. THIS DEVELOPMENT CONTAINS 100.1 ACRES (TOTAL)  
 1992 REQUESTED ALLOCATION CONTAINS 80.2 ACRES.  
 2. ALL TREES ARE WALNUT AND ARE NOT  
 SUITABLE TO BE SAVED DURING DEVELOPMENT.

FIFTH REVISION - 5/13/92

DEVELOPMENT PLAN - 1992 ALLOCATION  
**LODI WEST**

BEING A PORTION OF THE SOUTHWEST QUARTER  
 OF SECTION 3, T. 3 N., R. 6 E., M. D. B. & M.,  
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1992 SCALE: 1"=150'

Prepared for:  
 ROBERT JAY  
 10000 N. SACRAMENTO AVE  
 LODI, CA 93248  
 (209) 344-0280

Prepared by:  
 BAUMBACH & PIAZZA  
 CIVIL ENGINEERS  
 1000 N. 1ST AVE  
 LODI, CA 93240  
 (209) 344-0280

<b>BAUMBACH &amp; PIAZZA</b> CIVIL ENGINEERS SURVEYORS 1000 N. 1ST AVE LODI, CA 93240 (209) 344-0280		SHEET 1 OF 1 DATE 5/13/92 BY JWP CHECKED JWP 7 6-996
PROJECT NO. 92-1000	DRAWN BY JWP	PROJECT NO. 92-1000

100-100-100

**LOW DENSITY RESIDENTIAL**

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D.O.B: 010 - 890 - 01  
 GIVE ADDRESS: 10100 Lower Sargento Road  
 Cnd. 10 01140

PRC90389 PENDING

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BUND 0-0 IN WOLFFSTADT GALLANDERS - 0001  
ALIND 0-0 00 GALTSTADT ATTENDANCE - 1001-001

1992 - ALLOCATION  
• THIRD DIVISION - APRIL •  
DEVELOPMENT PLAN

BEING A PORTION OF THE SOUTHWEST QUARTER  
OF SECTION 14, T.3 N., R.6 E., M.D.B. & M.,  
CITY OF LODI, SAN JOAQUIN COUNTY,  
CALIFORNIA

APRIL 1998

Prepared for: DELMAR MATCH  
1767 EAST HARBOR LANE  
LONG, CA 91346  
(209) 300-1100

Prepared by: BAUMACH & PIAZZA  
319 WEST ELM ST. #  
LONG, CA 91346  
(209) 300-6616

**Approved by**

## AGRICULTURE

**AGRICULTURE**

2. History

**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
CURVING

**SECRET**

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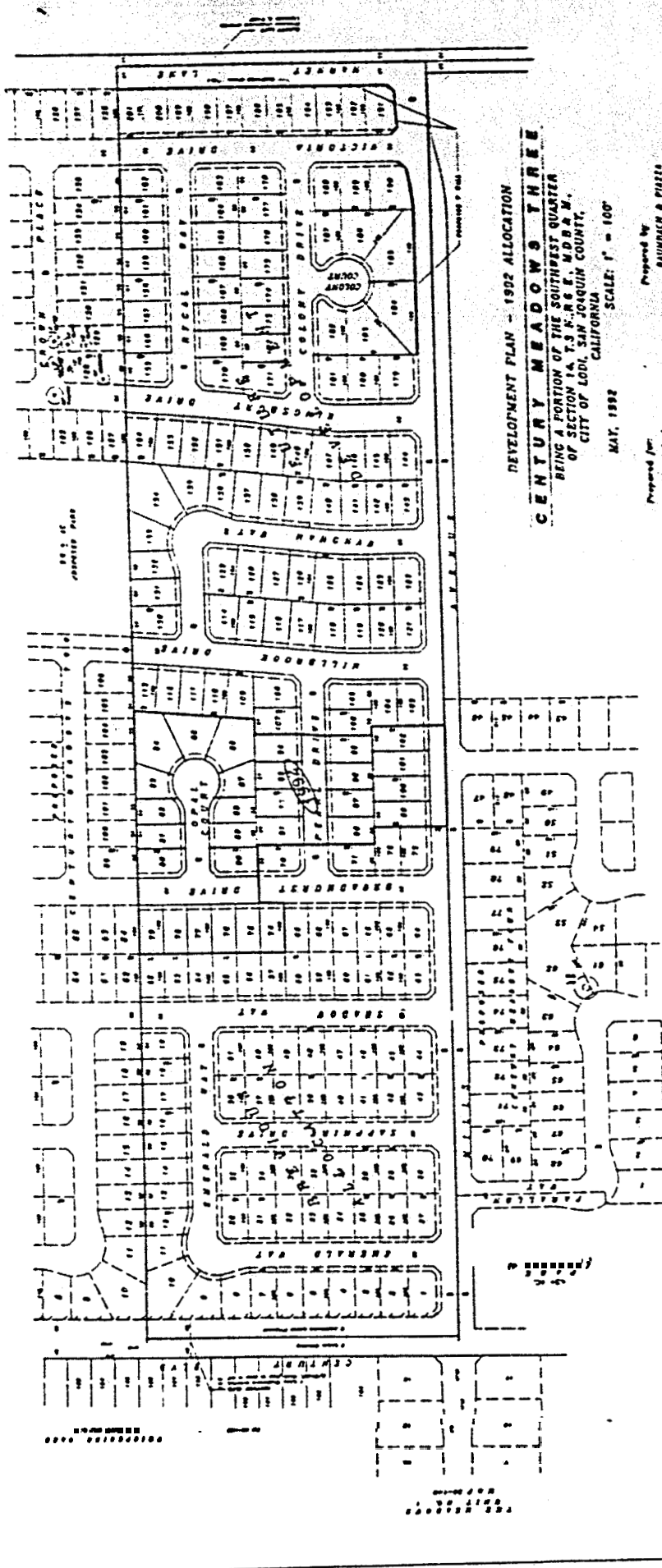


**PROMISED PHALING**

1992 REQUESTED ALLOCATION - 40 UNITS, 8-2 BDRM

**NOTES**

1. 1992 ALLOCATION CONTAINS 600 ACRES  
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**DEVELOPMENT PLAN - 1992 ALLOCATION**  
**CENTURY MEADOWS THREE**  
 BEING A PORTION OF THE SOUTHWEST QUARTER  
 OF SECTION 4, T.3 N. R.3 E. M.D.B.M.,  
 CITY OF LODI, SAN JOAQUIN COUNTY,  
 CALIFORNIA  
 MAY, 1992  
 SCALE: 1" = 100'

Prepared for:  
 Robert L. Lee Properties  
 2200 Peach Street Suite 1025  
 Emeryville CA 94608  
 (415) 426-1127

Prepared by:  
 BAUMBACH & PIAZZA  
 225 WEST 2ND STREET  
 Lodi CA 93260  
 (408) 340-0070

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 225 WEST 2ND STREET  
 Lodi, CA 93260

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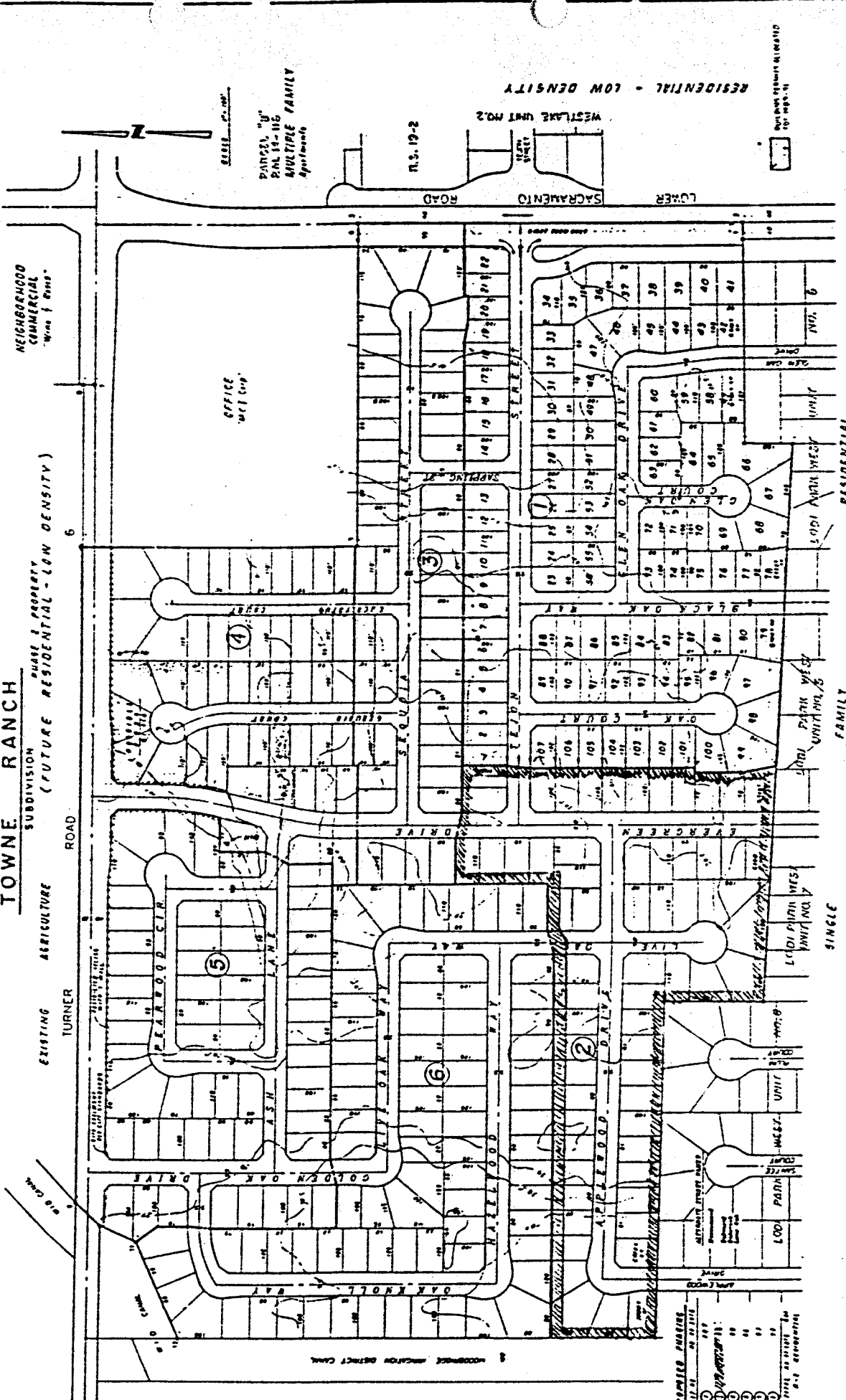
REQUEST  
TOWNE RANCH

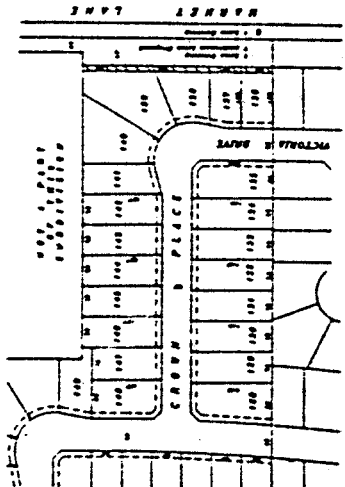
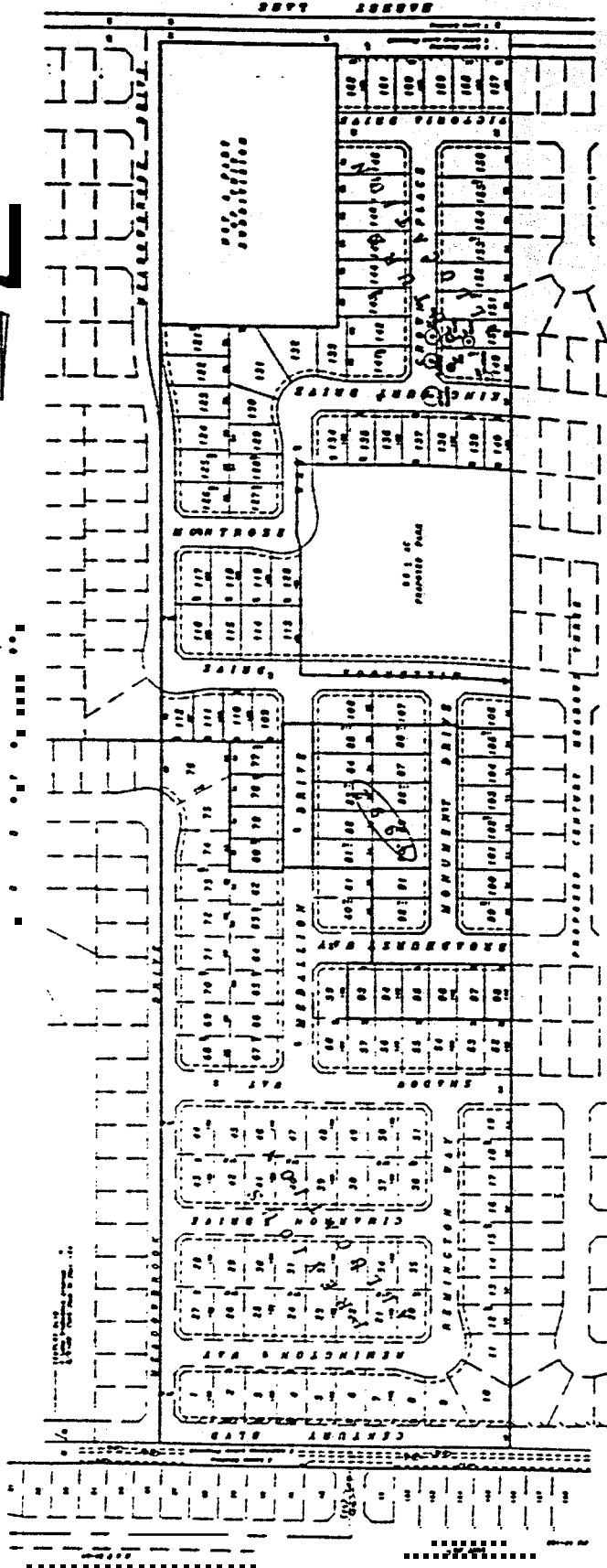
EXISTING	AGRICULTURE	SUBDIVISION	PHASE 2 PROPERTY (FUTURE RESIDENTIAL - LOW DENSITY)

NEIGHBORHOOD  
COMMERCIAL  
"Wine & Food"

(36081338) AGRICULTURE (GREENHOUSE)

DATE	DESCRIPTION	AMOUNT
10/1/88	100.00	100.00
10/2/88	100.00	100.00
10/3/88	100.00	100.00
10/4/88	100.00	100.00
10/5/88	100.00	100.00
10/6/88	100.00	100.00
10/7/88	100.00	100.00
10/8/88	100.00	100.00
10/9/88	100.00	100.00
10/10/88	100.00	100.00
10/11/88	100.00	100.00
10/12/88	100.00	100.00
10/13/88	100.00	100.00
10/14/88	100.00	100.00
10/15/88	100.00	100.00
10/16/88	100.00	100.00
10/17/88	100.00	100.00
10/18/88	100.00	100.00
10/19/88	100.00	100.00
10/20/88	100.00	100.00
10/21/88	100.00	100.00
10/22/88	100.00	100.00
10/23/88	100.00	100.00
10/24/88	100.00	100.00
10/25/88	100.00	100.00
10/26/88	100.00	100.00
10/27/88	100.00	100.00
10/28/88	100.00	100.00
10/29/88	100.00	100.00
10/30/88	100.00	100.00
10/31/88	100.00	100.00
TOTAL		3000.00

[illegible]



**DEVELOPMENT PLAN - 1992 ALLOCATION**  
**CENTURY MEADOWS TWO**  
 BEING A PORTION OF THE SOUTHWEST QUARTER  
 OF SECTION 14, T.3 N., R.8 E., M.D.R. 2 M.,  
 CITY OF LOS ANGELES, CALIFORNIA  
 MAY, 1992  
 SCALE: 1"=100'

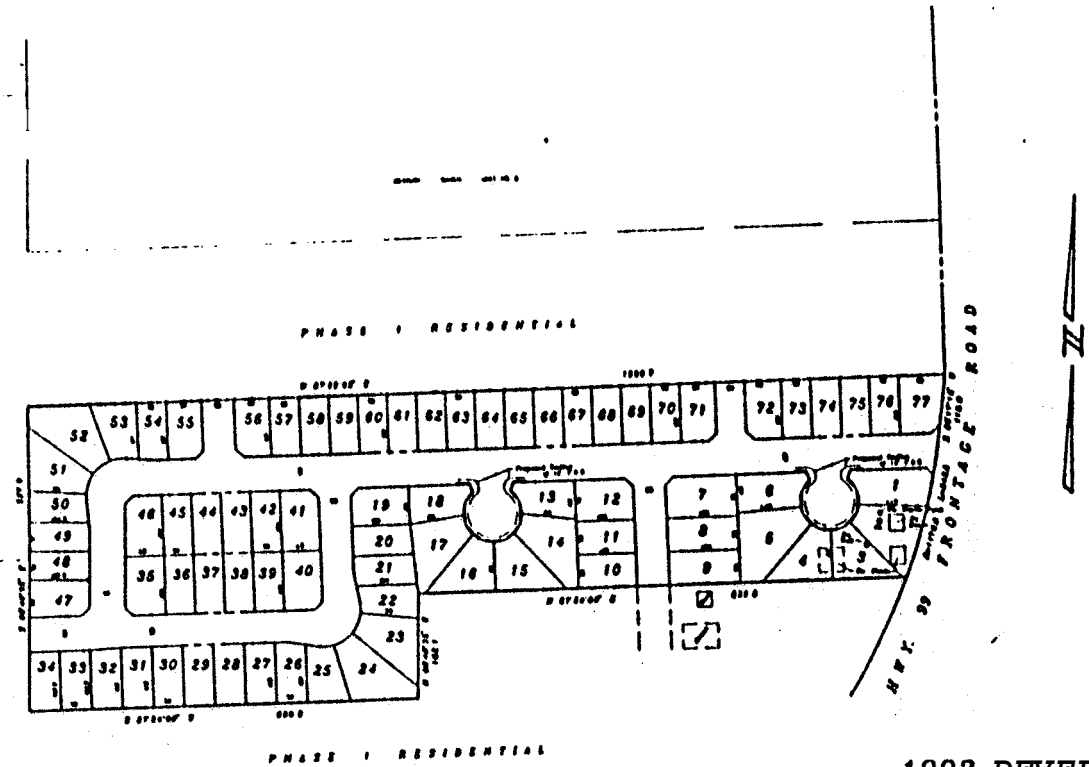
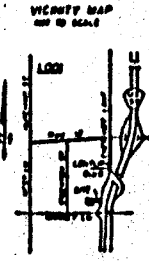
Prepared for:  
 DELMAR BACH  
 1107 EAST HAWTHORNE LANE  
 LOS ANGELES, CALIFORNIA 90015  
 (213) 548-1100

Prepared by:  
 BAUMBACH & PIAZZA  
 315 WEST 4TH STREET  
 LOS ANGELES, CALIFORNIA 90013  
 (213) 548-0010

PROPOSED PARKING  
 1000 DEVELOPED ALLOCATIONS - 100 UNITS, 0-2 BUILDING

NOTES:  
 1. 1992 ALLOCATION CONTAINS 0.00 ACRES  
 2. 1992 0.00-0.00 AC  
 3. See Address (1992) of adjacent lots

<b>BAUMBACH &amp; PIAZZA</b> CIVIL ENGINEERS 315 WEST 4TH STREET LOS ANGELES, CALIFORNIA 90013 (213) 548-0010		1-1-1 22-9117 G-999
---------------------------------------------------------------------------------------------------------------------------	--	---------------------------



**PROPOSED PHASING & LAND USE**

1992 REQUESTED ALLOCATION - 77 UNITS, R-2 ZONING

**SITUS ADDRESS** 13737 N Cherokee Lane  
Lodi, CA 95240

**APN** 062-290-18

**NOTE** This Development Contains 14.95 Acres

**1992 DEVELOPEMENT PLAN  
RICHARDS RANCH**

**A PORTION OF THE SOUTHEAST QUARTER  
OF SECTION 13, T.3 N., R.6 E., M.D.B. & M.  
SAN JOAQUIN COUNTY, CALIFORNIA**

**MAY, 1992**

**SCALE: 1"=100'**

**PREPARED FOR:**  
THOMAS DEVELOPEMENT CO.  
P.O. BOX 1508  
LODI, CA. 95241-1508  
(209) 334-6321

**PREPARED BY:**  
BAUMBACH & PIAZZA  
315 E. 8TH STREET  
LODI, CA. 95240  
(209) 368-8818



**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS

**LAND USE**

**- 1 - 2**  
**2011**  
**6-1010**

DEVELOPMENT PLAN - 1992 ALLOCATION  
**CENTURY MEADOWS ONE**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,  
 T.3 N. R.6 E., M.D.B. & M., CITY OF LODI,  
 SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1992

SCALE: 1" = 100'

Prepared for:

CAMRAY DEVELOPMENT  
 1919 FOLSOM BLVD., STE. 370  
 SACRAMENTO, CA 95826  
 (916) 391-0100

Prepared by:

BAUMBACH & PIAZZA  
 325 WEST 8TH STREET  
 LODI, CA 95240  
 (209) 960-0010

PROPOSED PHASING

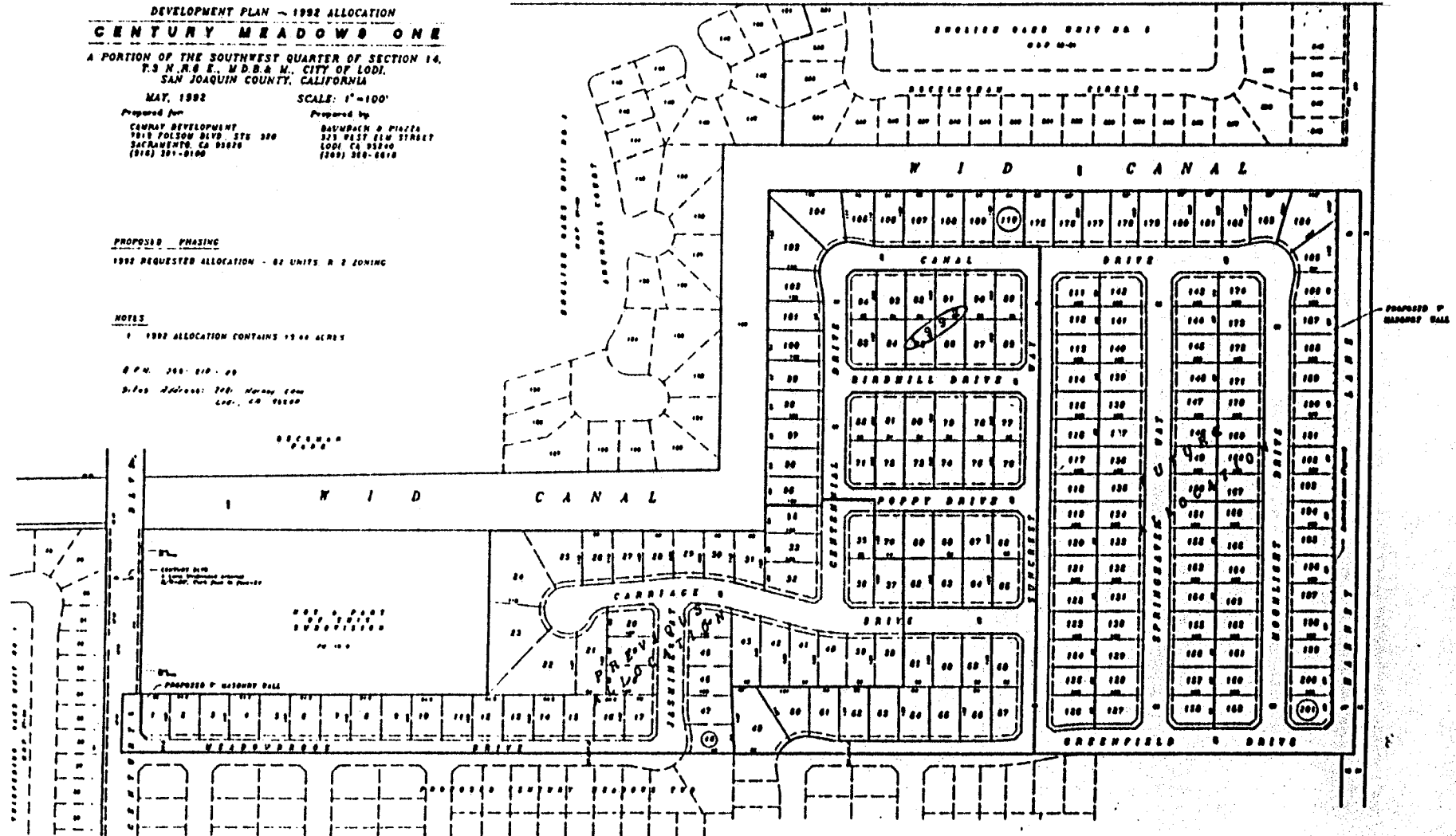
1992 REQUESTED ALLOCATION - 82 UNITS R 2 ZONING

NOTES

1. 1992 ALLOCATION CONTAINS 13.66 ACRES

S.P.N. 350-010-00

Site Address: 700 Murray Lane  
 Lodi, CA 95240



**BAUMBACH & PIAZZA**

CIVIL ENGINEERS  
 SURVEYORS  
 325 W. 8TH ST. LODI, CALIF.  
 95240 TEL. 960-0010

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